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12-22-94A10:48 RCVD

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THIS AGREEMENT, entered into on January 1, 1995, by and between
Kalina Family Trust, lessor,
 and Kalina Hardware Inc., lessee;
 WITNESSETH: That the said lessor in consideration of the covenants herein mentioned, does hereby lease un-
 to the said lessee, executors or administrators, for a period of ten years
December 31 from January 1, 1995, to and including
xx2004, the following described premises, to-wit:

LOTS 8 - 9 IN BLOCK 54 OF CITY OF MALIN, OREGON

and the said lessee does hereby promise and agree to pay said lessor therefor the rent following, to-wit:
 MONTHLY SUM OF \$250.00 in addition the lessee shall pay taxes, utilities and
 assessments

on expiration of this agreement lessee shall have the option of renewal with
 same conditions, terms and duration

payable on THE 15th OF EACH MONTH

and to return said premises at the expiration of said time in as good order and condition as they are now in, reason-
 able wear and tear, fire and unavoidable casualties excepted.

~~Any holding over by the lessee after the expiration of the term of this lease, or any extension thereof, shall be~~
~~AS A TENANCY FROM MONTH TO MONTH AND NOT OTHERWISE~~

IN WITNESS WHEREOF, said parties have executed this agreement in duplicate on January 1, 1995

Kalina Family Trust

Kalina Hardware Inc.

Dennis A. Kalina Trustee

Lessor

Dennis A. Kalina

President

Lessee

State of Oregon

County of Klamath

) ss.

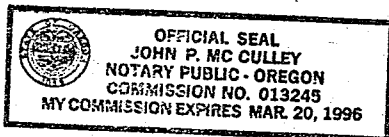
Personally appeared the above named DENNIS A. KALINA

foregoing instrument to be voluntary act and deed.

Dated 12-15 and acknowledged the 1994

Before me:

Notary Public for Oregon My Commission expires 3-20-96



Kalina Hardware Inc
P.O. Box
Malin, OR 97632

NOTE—This Form is not suitable for leasing a "dwelling unit" as defined in ORS 90.100(3) as follows: "Dwelling unit" means a structure or the part of a structure that is used as a home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household." (See Forms Nos. 244, 766, 818).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of December A.D., 19 94 at 10:48 o'clock A. M. and duly recorded in Vol. M94
 of Deeds on Page 38500

FEE \$30.00

Evelyn Biehn County Clerk

By Dennis A. Kalina